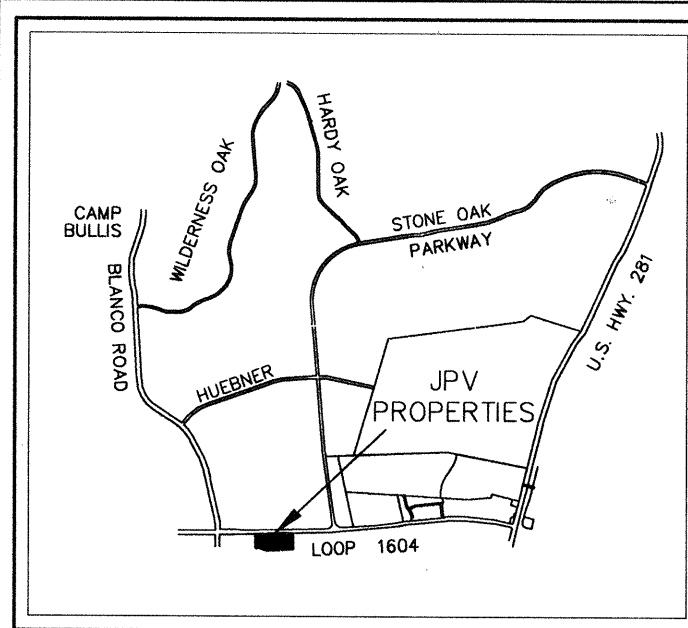


Book: 9563
Page: 183
Date: 20040808096
Filed & Recorded:
12/17/2004 3:44PM
BERRY RICHMOND COUNTY CLERK
BEXAR COUNTY
RECORDING
RECORDS ARCHIVE
RECORDS MANAGEMENT
COURTHOUSE SECURITY



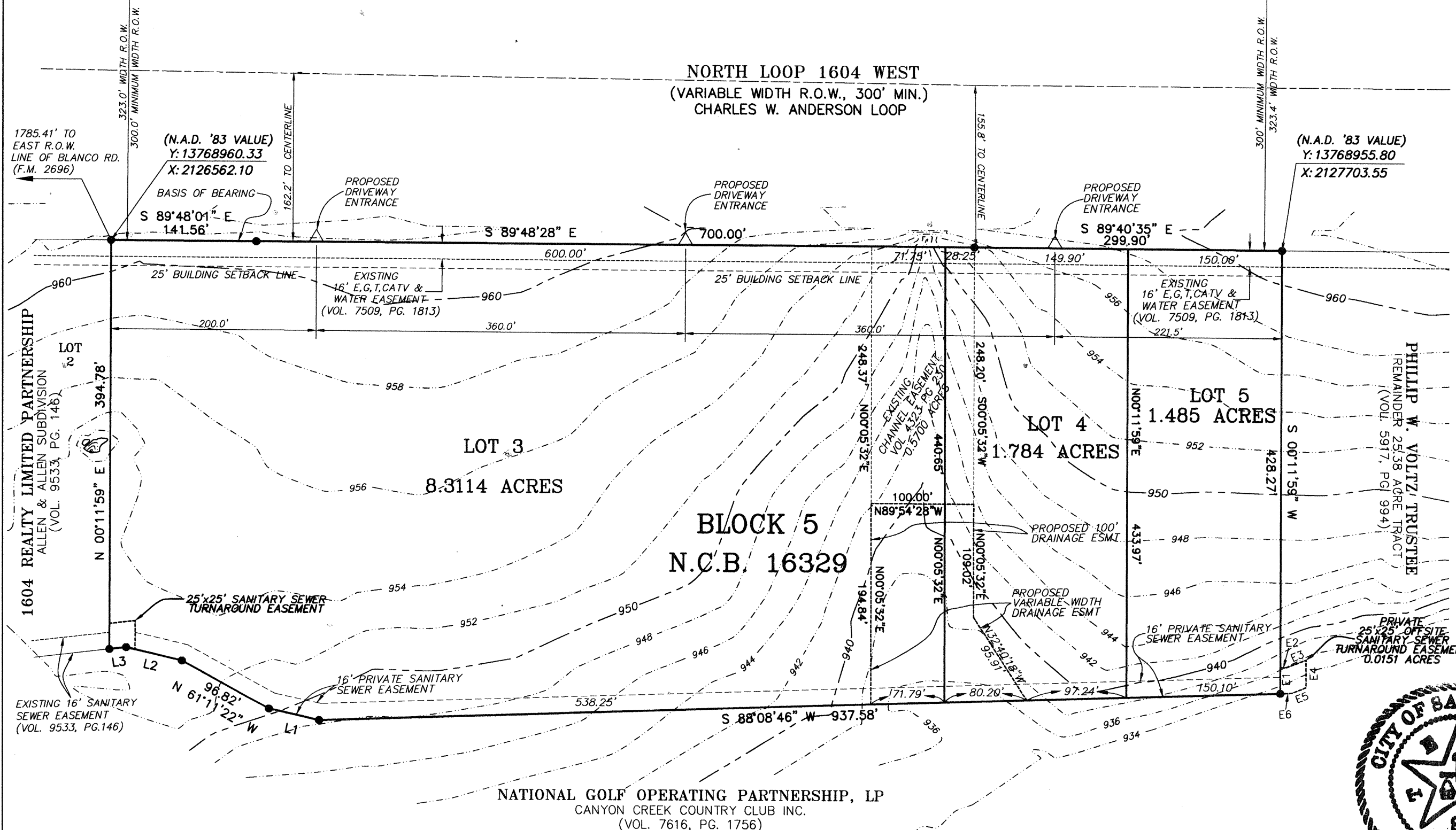
LOCATION MAP

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:
1.) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2.) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3.) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE (3) ACCESS POINTS, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1141.48'.
4.) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.
5.) STATE RIGHT OF WAY WILL NOT BE UTILIZED FOR THE PURPOSES OF TREATING STORM WATER RUNOFF FROM THE ADJACENT PROPERTY.

EDWARDS AQUIFER NOTES:
1.) THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC SECTION 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

LINE	BEARING	DISTANCE
L1	N 77°22'58" W	50.00'
L2	N 76°53'10" W	55.74'
L3	S 83°27'36" W	16.44'

LINE	BEARING	DISTANCE
E1	N 00°11'59" E	25.02'
E2	S 88°08'46" W	5.76'
E3	N 68°34'00" E	20.70'
E4	S 00°11'59" W	26.89'
E5	S 68°34'00" W	15.10'
E6	S 88°08'46" W	10.97'



GENERAL PLATTING NOTES:
1.) 1/2" IRON RODS SET AT ALL LOT CORNERS.
2.) THE TEXAS STATE PLANE COORDINATES FOR SOUTH CENTRAL ZONE WERE ADJUSTED TO NAD-83 (NORTH AMERICAN DATUM 1983).
3.) E.G.T. CATV - ELECTRIC, GAS, AND CABLE TELEVISION EASEMENT.
4.) BASIS OF BEARING: NORTH PROPERTY LINE RECORDED IN VOLUME 9666 PAGE 36.

SAN ANTONIO WATER SYSTEM NOTES:
1.) WASTEWATER EDU'S NOTES:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
2.) IMPACT FEE PAYMENT NOTE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
3.) DEDICATED SANITARY SEWER NOTE: THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS THAT ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

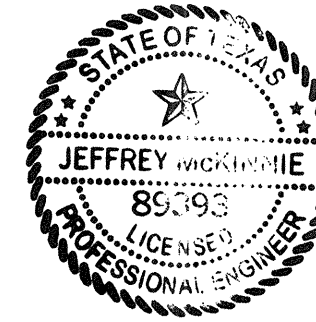
CITY OF SAN ANTONIO NOTES:
1.) DRAINAGE EASEMENT NOTES:
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENT.
2.) THIS PLAT IS PARTICIPATING IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM FOR A USABLE ACRE OF 11.008 ACRES.
3.) UDC STREETScape TREE REQUIREMENTS (SEC. 35-512) IS TO BE COMPLIED WITH AT TIME OF BUILDING PERMIT.
4.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
5.) THIS SUBDIVISION PLAT WILL PROVIDE CROSS ACCESS ACCORDING TO CSA UDC SECTION 35-506(c)(3).
6.) THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OWNER LOTS 4 AND 5:
EDWARD K. MERY
8235 AGORA PKWY, SUITE 115
SELMA, TEXAS 78154

OWNER LOT 3
RIDGE BLUFF PARTNERS, LTD.
9100 IH10 WEST, SUITE 230
SAN ANTONIO, TEXAS 78230

HALLENBERGER ENGINEERING, L.C.
CONSULTING ENGINEERS
206 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 349-6571
FAX: (210) 349-1549
www.hallenberger-engineering.com

DATE: SEPTEMBER 16, 2004 JOB No. 03-146 SHEET No: 1 OF 1



PLAT NO: 030103

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Jeffrey Wickham
LICENSED PROFESSIONAL ENGINEER
8-17-04

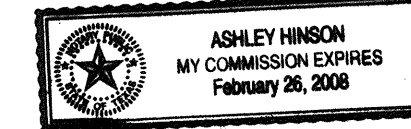
STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Jeffrey Wickham
OWNER - LOT 3
AUTHORIZED AGENT - LOTS 4 AND 5

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACQUES R. BRAHA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF September 20 04.



Ashley Hinson
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

SUBDIVISION PLAT OF JPV PROPERTIES

BEING A 11.5783 AC. TRACT OF LAND SITUATED IN N.C.B. 16329, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT 25.38 ACRE TRACT CONVEYED TO DR. PHILIP W. VOLTZ BY VOLUME 5917, PAGE 994, DEED RECORDS; ESTABLISHING A 0.0151 AC. 25'x25' PRIVATE OFFSITE SANITARY SEWER TURNAROUND EASEMENT, LOTS 3, 4, & 5, BLOCK 5, N.C.B. 16329, SAN ANTONIO, BEXAR COUNTY, TEXAS.

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and Right-of-Way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; Together with the right of ingress and egress over Grantor's adjacent land, the right to relocate said facilities within said easement and Right-of-Way areas, and the right to remove from said lands all trees or parts thereof, of other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes.

This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

Note: Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.

Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements

THIS PLAT OF JPV PROPERTIES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 13th DAY OF October A.D., 20 04

BY: *Dusan Wright*
CHAIRMAN
BY: *Roderick S. ...*
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY LEO L. RODRIGUEZ, JR.,

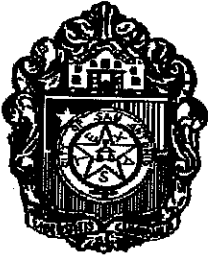
Leo L. Rodriguez, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR #2448

STATE OF TEXAS
COUNTY OF BEXAR

I, GERRY RICKHOFF, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 17th DAY OF Dec A.D. 2004 AT 3:44 P.M. AND DULY RECORDED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 3503 ON PAGE 189 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 20th DAY OF December, A.D. 2004.

Gerry Rickhoff
COUNTY CLERK, BEXAR COUNTY, TEXAS
DEPUTY

FILE: 03-146PLT.DWG



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR
 04 DEC 30 PM 2:37

Permit File: # **05-12-039**
 Assigned by city staff

Date: **12-29-04**

☒ **Vested Rights Permit**

☐ **Consent Agreement**

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
 Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: **Ridge Bluff Partners**

Phone: **210-593-0777** Fax: **210-593-0780**

Address: **9100 IH10 West Suite 230**

City: **San Antonio** State: **Texas** Zip code: **78230**

Engineer/Surveyor: **Hallenberger Engineering, L.C.**

Address: **206 E. Ramsey**

City: **San Antonio** State: **Texas** Zip code: **78216**

(b) Name of Project: **Ventura Plaza**

(c) Site location or address of Project and Legal description:

434 North Loop 1604 West

San Antonio, Texas 78232

Lot 3, Block 5, NCB 16329

Council District 9 ETJ N Over Edward's Aquifer Recharge? (X) yes () no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

- (d) Total land use, in square feet 8.311 acres 362027 sf
- (e) Total area of impervious surface, in square feet 235317 sf (65%)
- (f) Number of residential dwellings units, by type; n/a
- (g) Type and amount of non-residential square footage; total of 75,394 square feet (30% Retail, 21% Restaurant, and 49% Office Space)
- (h) Phases of the development, (If Applicable) n/a

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

4. What is the date the applicant claims rights vested for this Project? 12-04-02

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

- 4 a. What, if any, construction or related actions have taken place on the property since that date?

Subdivision plat has been approved and recorded for the site

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: JPV Properties Plat # 030103 Acreage: 11.578

Date submitted: 12-2-04 Expiration Date: 12-3-04

12-04-02
7M

Q.R.T. 1/31/05

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 30 PM 2:37

• **Approved Plat**

Plat Name: JPV Properties Plat # 030103 Acreage: 11.578

Approval Date: 10-13-04 Plat recording Date: 12-17-04

Expiration Date: 10-13-07 Vol./Pg. 9563/189

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

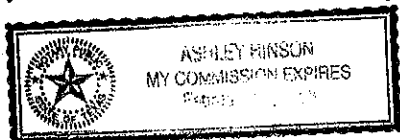
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Jacques R. Braha Signature: _____ Date: 12/30/04

Sworn to and subscribed before me by Jacques R. Braha on this 30th day of December in the year 2004, to certify which witness my hand and seal of office.



Ashley Hinson
Notary Public, State of Texas

PLAT INFORMATION

te Submitted: 12/4/02 Plat ID Number: 030103

Plat Name: JPV Properties

Owner/Agent: JPV Partners, Ltd. Phone: (210) 520-2229 Fax: -

Address: 6502 Bandera Rd. Suite 200G San Antonio, Texas Zip code: 78238

Engineer/Surveyor: Hallenberger Engineering, L.C. Phone: (210) 349-6571 Fax: (210) 349-1549

Address: 206 E. Ramsey San Antonio, Texas Zip code: 78216

BACKGROUND

- ☒ Major Plat ☐ Minor Plat ☐ Amending Plat ☐ Development Plat
- ☐ DIRECTOR -OR- ☒ PLANNING COMMISSION
- Plat is associated with the development of a:
☐ POADP: Y/N Name _____ # _____ Date Approved: _____
☐ PUD: Y/N Name _____ # _____ Date Approved: _____
- All Specific Uses Proposed: commercial (restaurant, day care, warehouse, etc)
- City Council District 9 Ferguson Map Grid 550 C8 School District NEISD
- Water Service: ☒ SAWS ☐ Well ☐ Other Utility (name) _____
- Sewer Service: ☒ SAWS ☐ Septic ☐ Other Utility (name) _____
- Existing Zoning C2 Case # if new application is in process n/a
- San Antonio City Limits -- ☒ Yes ☐ No
- Edwards Aquifer Recharge Zone? -- ☒ Yes ☐ No
- Previous/Existing landfill? -- ☐ Yes ☒ No
- Parkland, greenbelts, or open space? Flood plain? -- ☐ Yes ☒ No

ATTACHED AREA

Streets ☐ Public ☐ Private total acreage -
Parks ☐ Public ☐ Private total acreage -

Single-Family
Non-Single Family
Private Streets, Common Area, Open Space & Easements
TOTAL

Acres	Lots
-	-
11.58	3
-	-
11.58	3

FEES (please refer to the current fee schedule)

Major Base \$625.00 Minor Base \$-
Lots x fee = \$- # lots x fee \$-
Acres x fee = \$5558.40 \$103/ac over 20 \$-

Amending \$-
Deferral \$-
Replat PH \$-
Vacating Declaration \$-
Development Plat \$-

Recordings (ICL Only)
Legal Document/Performance Agreement \$11.00

Plat \$31.00

Total Fee Sum: \$ 6225.40

City of San Antonio use

Permit File: # 05-12-039

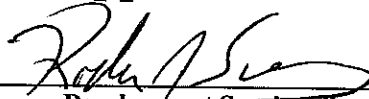
Assigned by city staff

Date: 1/25/05

☒ **Approved**

☐ **Disapproved**

Review By: _____



Development Services Department

Date: _____

Comments: As of December 4, 2002 the date of the plat application for plat # 030103.

All appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted.